

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 27.299925 Longitude: -80.303493

| East Port Plaza Port St. Lucie, FL | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|---------------------------------------|---------------------------------------|--------------------------|---------------------------|---------------------------|
| Population | Current Year Estimated Population | 24,492 | 85,788 | 341,174 |
| | Population Est 23Q1 | 24,433 | 85,248 | 338,628 |
| | Population Est 22Q4 | 24,412 | 84,957 | 336,062 |
| | Population Est 22Q3 | 24,088 | 84,548 | 334,501 |
| | Population Est 22Q2 | 24,051 | 84,210 | 331,922 |
| | Population Est 22Q1 | 24,043 | 84,158 | 331,008 |
| | Population Est 21Q4 | 23,972 | 83,894 | 330,070 |
| | Population Est 21Q3 | 23,883 | 82,993 | 324,245 |
| | Population Est 21Q2 | 23,735 | 82,234 | 321,247 |
| | Population Fcst | 23,943 | 87,513 | 366,439 |
| | 2010 Census Population | 20,519 | 71,362 | 266,081 |
| | 2000 Census Population | 17,247 | 56,974 | 191,737 |
| | 1990 Census Population | 13,171 | 46,300 | 150,303 |
| | Current Year Daytime Population | 28,377 | 77,092 | 331,547 |
| | Average Seasonal Population | 4,977 | 10,418 | 33,606 |
| | Historical Annual Growth, 1990 – 2000 | 2.73% | 2.10% | 2.46% |
| | Historical Annual Growth, 2000 – 2010 | 1.75% | 2.28% | 3.33% |
| | Estimated Annual Growth, 2010 – CY | 1.25% | 1.30% | 1.76% |
| | Projected Annual Growth, CY to Y5 | -0.45% | 0.40% | 1.44% |
| | Group Qtrs Est | 483 | 690 | 3,064 |
| | Transient Est Average Last 4 Qtrs | 1,328 | 1,348 | 7,575 |
| Households | Current Year Estimated Households | 11,258 | 35,732 | 133,755 |
| | Households Est 23Q1 | 11,230 | 35,509 | 132,686 |
| | Households Est 22Q4 | 11,221 | 35,393 | 131,666 |
| | Households Est 22Q3 | 11,100 | 35,238 | 131,086 |
| | Households Est 22Q2 | 11,084 | 35,110 | 130,196 |
| | Households Est 22Q1 | 11,080 | 35,084 | 129,841 |
| | Households Est 21Q4 | 11,047 | 34,974 | 129,461 |
| | Households Est 21Q3 | 11,010 | 34,625 | 127,349 |
| | Households Est 21Q2 | 10,944 | 34,329 | 126,265 |
| | Households Fcst | 10,978 | 36,281 | 142,970 |
| | 2010 Census Households | 9,721 | 30,089 | 105,534 |
| | 2000 Census Households | 7,902 | 23,756 | 77,780 |
| | 1990 Census Households | 6,022 | 18,963 | 60,365 |
| | Historical Annual Growth, 1990 – 2000 | 2.75% | 2.28% | 2.57% |
| | Historical Annual Growth, 2000 – 2010 | 2.09% | 2.39% | 3.10% |
| | Estimated Annual Growth, 2010 – CY | 1.04% | 1.21% | 1.68% |
| | Projected Annual Growth, CY to Y5 | -0.50% | 0.31% | 1.34% |
| | Population per Household | 2.13 | 2.38 | 2.53 |

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| East Port Plaza Port St. Lucie, FL | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|---------------------------------------|--|--------------------------|---------------------------|---------------------------|
| Income | HH Income \$500,000 or more | 0.6% | 1.0% | 1.2% |
| | HH Income \$250,000 to \$499,999 | 0.7% | 1.2% | 1.5% |
| | HH Income \$200,000 to \$249,999 | 1.7% | 2.8% | 3.4% |
| | HH Income \$175,000 to \$199,999 | 1.9% | 2.7% | 3.1% |
| | HH Income \$150,000 to \$174,999 | 3.3% | 4.7% | 4.7% |
| | HH Income \$100,000 to 149,999 | 14.6% | 18.5% | 18.4% |
| | HH Income \$75,000 to 99,999 | 13.1% | 13.6% | 15.0% |
| | HH Income \$50,000 to 74,999 | 19.6% | 18.3% | 18.7% |
| | HH Income \$35,000 to 49,999 | 14.1% | 12.1% | 11.4% |
| | HH Income \$25,000 to 34,999 | 11.3% | 9.6% | 8.1% |
| | HH Income \$15,000 to 24,999 | 11.1% | 8.3% | 7.3% |
| | HH Income \$0 to 14,999 | 8.0% | 7.4% | 7.2% |
| | Average Household Income | \$72,224 | \$84,455 | \$92,665 |
| | Median Household Income | \$56,463 | \$66,985 | \$71,027 |
| | Per Capita Income | \$33,648 | \$35,381 | \$36,567 |
| | Average Disposable Income | \$61,554 | \$71,095 | \$74,859 |
| | Median Disposable Income | \$50,229 | \$59,844 | \$63,391 |
| | Discretionary HH Income Over \$150,000 | 0.4% | 2.0% | 3.2% |
| | Discretionary HH Income \$125,000 to \$149,999 | 2.3% | 2.8% | 3.2% |
| | Discretionary HH Income \$100,000 to \$124,999 | 3.6% | 5.1% | 5.6% |
| | Discretionary HH Income \$75,000 to \$99,999 | 8.7% | 12.3% | 12.6% |
| | Discretionary HH Income \$50,000 to \$74,999 | 17.4% | 19.9% | 20.8% |
| | Discretionary HH Income \$25,000 to \$49,999 | 32.7% | 29.6% | 28.3% |
| | Discretionary HH Income Under \$25,000 | 34.8% | 28.2% | 26.3% |
| | Average Discretionary HH Income | \$43,163 | \$50,725 | \$53,517 |
| | Median Discretionary HH Income | \$35,293 | \$42,776 | \$45,558 |
| | Householder White – Count | 7,529 | 24,223 | 80,295 |
| | Median HH Income | \$54,827 | \$68,598 | \$76,223 |
| | Average HH Income | \$67,451 | \$78,934 | \$85,369 |
| | Householder Black or African-American – Count | 914 | 3,093 | 19,976 |
| | Median HH Income | \$62,622 | \$61,563 | \$60,811 |
| | Average HH Income | \$76,872 | \$73,337 | \$67,928 |
| | Householder Hispanic – Count | 1,771 | 5,039 | 21,696 |
| | Median HH Income | \$55,027 | \$64,975 | \$68,257 |
| | Average HH Income | \$59,629 | \$74,108 | \$77,830 |
| | Householder Asian or Pacific Islander – Count | 243 | 796 | 1,857 |
| | Median HH Income | \$130,689 | \$64,441 | \$70,491 |
| | Average HH Income | \$112,065 | \$77,980 | \$82,368 |
| | Householder Other or Pacific Islander – Count | 801 | 2,581 | 9,931 |
| | Median HH Income | \$59,698 | \$67,307 | \$71,769 |
| | Average HH Income | \$62,867 | \$77,357 | \$81,779 |

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| East Port Plaza Port St. Lucie, FL | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|---------------------------------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Gender | Male Population | 11,477 | 41,230 | 164,751 |
| | Female Population | 13,015 | 44,558 | 176,423 |
| Total Population by Age | Count of Pop 0 to 4 years | 1,054 | 3,851 | 16,077 |
| | Count of Pop 0 to 7 years | 1,423 | 5,309 | 23,023 |
| | Count of Pop 5 - 13 | 1,842 | 7,087 | 32,330 |
| | Count of Pop 14 - 18 | 864 | 3,566 | 16,451 |
| | Count of Pop 19 - 22 | 856 | 3,596 | 16,335 |
| | Count of Pop 22 - 25 | 629 | 2,661 | 11,922 |
| | Count of Pop 25 - 29 | 1,201 | 4,322 | 17,771 |
| | Count of Pop 30 - 34 | 1,392 | 4,644 | 18,166 |
| | Count of Pop 35 - 39 | 1,279 | 4,814 | 19,411 |
| | Count of Pop 40 - 44 | 1,080 | 4,524 | 19,042 |
| | Count of Pop 45 - 59 | 3,617 | 14,634 | 61,587 |
| | Count of Pop 60 - 74 | 6,171 | 19,827 | 70,344 |
| | Count of Pop 75 - 84 | 3,202 | 9,043 | 30,845 |
| | Count of Pop 85+ | 1,305 | 3,220 | 10,891 |
| | % of Pop 0 to 4 years | 4.3% | 4.5% | 4.7% |
| | % of Pop 0 to 7 years | 5.8% | 6.2% | 6.7% |
| | % of Pop 5 - 13 | 7.5% | 8.3% | 9.5% |
| | % of Pop 14 - 18 | 3.5% | 4.2% | 4.8% |
| | % of Pop 19 - 22 | 3.5% | 4.2% | 4.8% |
| | % of Pop 22 - 25 | 2.6% | 3.1% | 3.5% |
| | % of Pop 25 - 29 | 4.9% | 5.0% | 5.2% |
| | % of Pop 30 - 34 | 5.7% | 5.4% | 5.3% |
| | % of Pop 35 - 39 | 5.2% | 5.6% | 5.7% |
| | % of Pop 40 - 44 | 4.4% | 5.3% | 5.6% |
| | % of Pop 45 - 59 | 14.8% | 17.1% | 18.1% |
| | % of Pop 60 - 74 | 25.2% | 23.1% | 20.6% |
| | % of Pop 75 - 84 | 13.1% | 10.5% | 9.0% |
| | % of Pop 85+ | 5.3% | 3.8% | 3.2% |
| | Median Age | 54.5 | 49.4 | 45.8 |
| | Average Age | 49.7 | 46.9 | 44.6 |
| Male Population by Age | % of Pop 0 to 4 years | 4.7% | 4.8% | 5.0% |
| | % of Pop 5 - 13 | 8.2% | 8.9% | 10.0% |
| | % of Pop 14 - 18 | 3.8% | 4.4% | 5.1% |
| | % of Pop 19 - 22 | 3.8% | 4.5% | 5.1% |
| | % of Pop 22 - 25 | 2.8% | 3.3% | 3.8% |
| | % of Pop 25 - 29 | 5.3% | 5.4% | 5.5% |
| | % of Pop 30 - 34 | 6.2% | 5.8% | 5.5% |
| | % of Pop 35 - 39 | 5.5% | 5.8% | 5.7% |
| | % of Pop 40 - 44 | 4.4% | 5.2% | 5.5% |
| | % of Pop 45 - 59 | 14.4% | 16.8% | 17.8% |
| | % of Pop 75 - 84 | 12.0% | 9.9% | 8.5% |
| | % of Pop 60 - 74 | 24.4% | 22.1% | 19.8% |
| | % of Pop 85+ | 4.4% | 3.1% | 2.7% |
| | Median Age | 50.9 | 46.9 | 43.8 |
| | Average Age | 47.9 | 45.5 | 43.4 |

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|---------------------------------------|---|--------------------------|---------------------------|---------------------------|
| | % of Pop 0 to 4 years | 3.9% | 4.2% | 4.4% |
| | % of Pop 5 - 13 | 7.0% | 7.7% | 9.0% |
| | % of Pop 14 - 18 | 3.2% | 3.9% | 4.5% |
| | % of Pop 19 - 22 | 3.2% | 3.9% | 4.5% |
| | % of Pop 22 - 25 | 2.3% | 2.9% | 3.2% |
| | % of Pop 25 - 29 | 4.5% | 4.7% | 4.9% |
| | % of Pop 30 - 34 | 5.2% | 5.1% | 5.1% |
| | % of Pop 35 - 39 | 5.0% | 5.5% | 5.7% |
| | % of Pop 40 - 44 | 4.4% | 5.4% | 5.7% |
| | % of Pop 45 - 59 | 15.1% | 17.3% | 18.3% |
| | % of Pop 60 - 74 | 25.9% | 24.0% | 21.4% |
| | % of Pop 75 - 84 | 14.0% | 11.1% | 9.6% |
| | % of Pop 85+ | 6.1% | 4.4% | 3.7% |
| | Median Age | 56.9 | 51.7 | 47.7 |
| | Average Age | 51.3 | 48.2 | 45.8 |
| Race | Count of White | 16,860 | 59,519 | 212,842 |
| | Count of Black or African-American | 2,973 | 10,740 | 62,729 |
| | Count of Asian or Pacific Islander | 599 | 2,033 | 6,351 |
| | Count of Other races | 4,060 | 13,495 | 59,252 |
| | White | 68.8% | 69.4% | 62.4% |
| | Black or African American | 12.1% | 12.5% | 18.4% |
| | Asian | 2.4% | 2.4% | 1.9% |
| | Other Races | 16.6% | 15.7% | 17.4% |
| Language Spoken | Speak English at Home | 78.2% | 79.4% | 76.5% |
| | Speak Spanish at Home | 14.5% | 13.1% | 15.2% |
| | Speak French or French Creole at Home | 2.6% | 3.1% | 4.0% |
| | Speak German at Home | 0.5% | 0.3% | 0.4% |
| | Speak Other Indo-European Languages at Home | 1.1% | 1.4% | 1.8% |
| | Speak Russian and Other Slavic Languages at Home | 0.2% | 0.4% | 0.4% |
| | Speak Chinese at Home | 0.1% | 0.1% | 0.1% |
| | Speak Korean at Home | 0.0% | 0.0% | 0.1% |
| | Speak Vietnamese at Home | 0.4% | 0.3% | 0.2% |
| | Speak Other Asian Languages at Home | 0.7% | 0.4% | 0.2% |
| | Speak Tagalog and Other Pacific Languages at Home | 1.3% | 1.1% | 0.5% |
| | Speak Other Language at Home | 0.3% | 0.3% | 0.7% |
| | | | | |
| Hispanic | Hispanic Population | 4,658 | 15,474 | 71,666 |
| | Hispanic Population Percent | 19.0% | 18.0% | 21.0% |
| | Mexican | 19.1% | 20.4% | 21.7% |
| | Puerto Rican | 24.5% | 28.7% | 28.0% |
| | Cuban | 15.4% | 15.3% | 12.8% |
| | Dominican | 7.3% | 5.5% | 6.9% |
| | Central American | 11.5% | 10.8% | 12.8% |
| | South American | 14.8% | 13.4% | 13.1% |
| | Other Hispanic | 7.4% | 5.8% | 4.7% |
| | 2000 Hispanic Population Percent | 8% | 7% | 9% |
| | 1990 Hispanic Population Percent | 3% | 3% | 4% |

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|---------------------------------------|--|--------------------------|---------------------------|---------------------------|
| Ancestry | American (percent of total population) | 8.4% | 10.4% | 11.0% |
| | American | 8.2% | 10.3% | 10.9% |
| | Native American (ie. Indian/Eskimo) | 0.2% | 0.2% | 0.1% |
| | Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% |
| | Asian (percent of total population) | 2.4% | 2.3% | 1.8% |
| | Chinese | 0.1% | 0.1% | 0.1% |
| | Japanese | 0.0% | 0.0% | 0.0% |
| | Korean | 0.2% | 0.2% | 0.2% |
| | South Central Asian (ie. Indian) | 0.1% | 0.5% | 0.5% |
| | South East Asian (ie. Vietnamese) | 1.7% | 1.3% | 0.8% |
| | Other Asian | 0.1% | 0.1% | 0.1% |
| | European (percent of total population) | 35.1% | 35.9% | 30.5% |
| | British | 5.4% | 5.3% | 4.5% |
| | Dutch | 0.6% | 0.6% | 0.4% |
| | French | 1.1% | 1.2% | 1.1% |
| | German | 7.4% | 6.8% | 5.9% |
| | Italian | 6.6% | 6.3% | 5.5% |
| | Polish | 1.6% | 1.9% | 1.6% |
| | Scandinavian | 1.3% | 1.3% | 1.1% |
| | Scotch/Irish | 7.4% | 8.2% | 6.8% |
| | Other European (ie. Greek/Russian) | 3.7% | 4.3% | 3.4% |
| | Middle Eastern | 0.5% | 0.3% | 0.4% |
| | Other Ancestry | 21.5% | 20.6% | 22.4% |
| | Unclassified Ancestry | 13.2% | 12.4% | 12.9% |
| Education (Age 25+) | Adult Population (25 Years or Older) | 19,247 | 65,028 | 248,059 |
| | Elementary (0 to 8) | 2.5% | 2.9% | 3.9% |
| | Some High School (9 to 11) | 5.9% | 6.5% | 6.6% |
| | High School Graduate (12) | 33.2% | 32.2% | 30.4% |
| | Some College (13 to 16) | 25.8% | 23.5% | 22.4% |
| | Associates Degree Only | 11.0% | 10.6% | 10.9% |
| | Bachelors Degree Only | 14.6% | 16.5% | 17.2% |
| | Graduate Degree | 7.1% | 7.8% | 8.5% |
| | % College (4+) | 21.6% | 24.3% | 25.7% |
| Household Type | Total Households – count | 11,258 | 35,732 | 133,755 |
| | One Person HHs – count | 3,936 | 9,781 | 34,724 |
| | Family HHs – count | 6,241 | 23,482 | 91,548 |
| | Married Couple – count | 4,336 | 16,751 | 65,724 |
| | w/own children – count | 1,029 | 4,648 | 20,652 |
| | w/out own children – count | 3,307 | 12,103 | 45,072 |
| | Male Householder – count | 456 | 1,931 | 7,096 |
| | Female Householder – count | 1,450 | 4,800 | 18,728 |
| | Non-Family Households – count | 1,081 | 2,469 | 7,483 |
| | 1 Person Household | 35.0% | 27.4% | 26.0% |
| | 2 Person Household | 38.5% | 38.8% | 35.8% |
| | 3 Person Household | 12.6% | 14.9% | 15.6% |
| | 4 Person Household | 7.7% | 10.7% | 12.3% |
| | 5 Person Household | 3.7% | 4.8% | 6.0% |
| | 6 Person Household | 1.7% | 2.2% | 2.7% |
| | 7+ Person Household | 0.9% | 1.3% | 1.6% |
| | % Households With Children | 18.0% | 22.0% | 25.2% |

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|--|---|--------------------------|---------------------------|---------------------------|
| Housing | Total Housing Units | 13,320 | 40,101 | 149,778 |
| | Owner Occupied Percent | 56.3% | 66.8% | 65.7% |
| | Renter Occupied Percent | 28.2% | 22.3% | 23.6% |
| | Vacant Housing Percent | 15.5% | 10.9% | 10.7% |
| | Total Housing Units (Census 2000) | 9,335 | 26,751 | 88,023 |
| Home Value (Owner Occupied) | Property Value \$1,000,000 or more | 0.6% | 1.3% | 2.6% |
| | Property Value \$750,000 to \$999,999 | 1.2% | 3.3% | 4.5% |
| | Property Value \$500,000 to \$749,999 | 7.3% | 14.9% | 20.0% |
| | Property Value \$400,000 to \$499,999 | 9.5% | 15.3% | 17.9% |
| | Property Value \$300,000, to \$399,999 | 17.5% | 23.5% | 22.2% |
| | Property Value \$200,000 to \$299,999 | 24.3% | 21.2% | 17.0% |
| | Property Value \$150,000 to \$199,999 | 9.6% | 6.4% | 5.2% |
| | Property Value \$100,000 to \$149,999 | 7.5% | 4.4% | 4.1% |
| | Property Value \$60,000 to \$99,999 | 7.0% | 2.7% | 2.0% |
| | Property Value \$40,000 to \$59,999 | 3.6% | 1.5% | 0.9% |
| | Property Value \$0 to \$39,999 | 11.5% | 4.5% | 2.6% |
| | Median Home Value | \$249,460 | \$337,146 | \$380,285 |
| Wealth per Household | \$0 and under - percent | 17.4% | 16.8% | 16.9% |
| | \$1 to \$4999 - percent | 9.0% | 8.4% | 8.4% |
| | \$5k to \$9999 - percent | 4.7% | 4.4% | 4.4% |
| | \$10k to \$24999 - percent | 6.4% | 6.3% | 6.3% |
| | \$25k to \$49999 - percent | 6.8% | 6.8% | 6.8% |
| | \$50k to \$99999 - percent | 10.4% | 10.5% | 10.5% |
| | \$100k to \$249999 - percent | 18.4% | 18.7% | 18.6% |
| | \$250k to \$499999 - percent | 13.0% | 13.4% | 13.4% |
| | \$500k+ - percent | 13.8% | 14.6% | 14.7% |
| | Median HH Wealth | \$77,189 | \$84,442 | \$84,299 |
| | Avg HH Wealth | \$231,284 | \$241,086 | \$241,690 |
| Economic Viability | Economic Viability Local | 284 | 279 | 279 |
| | Economic Viability Indexed | 105 | 103 | 103 |
| Occupation (Employed Civilians Age 16+) | Employed Civilian Pop 16+ by Occupation | 10,976 | 39,704 | 158,121 |
| | Managerial/Executive | 9.6% | 13.6% | 14.4% |
| | Professional Specialty | 20.9% | 19.4% | 18.8% |
| | Healthcare Support | 3.0% | 4.2% | 4.4% |
| | Sales | 11.4% | 12.8% | 12.5% |
| | Office & Administrative Support | 14.2% | 13.1% | 11.5% |
| | Protective Service | 2.0% | 1.7% | 2.0% |
| | Food Preperation | 8.6% | 6.8% | 6.5% |
| | Building Maintenance & Cleaning | 3.9% | 4.2% | 4.1% |
| | Personal Care | 2.7% | 3.2% | 3.2% |
| | Farming, Fishing, & Forestry | 0.6% | 0.2% | 0.3% |
| | Construction | 10.3% | 8.3% | 10.6% |
| | Production & Transportation | 12.7% | 12.5% | 11.8% |
| | Percent White Collar Workers | 59.1% | 63.0% | 61.6% |
| | Percent Blue Collar Workers | 40.9% | 37.0% | 38.4% |

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|---------------------------------------|---------------------------------|--------------------------|---------------------------|---------------------------|
| | Agriculture/Mining/Construction | 8.0% | 8.0% | 10.5% |
| | Manufacturing | 3.8% | 5.7% | 5.0% |
| | Transportation | 6.3% | 7.0% | 7.0% |
| | Information | 1.3% | 1.6% | 1.6% |
| | Wholesale/Retail | 20.0% | 16.6% | 15.1% |
| | Finance, Insurance, Real Estate | 5.9% | 5.9% | 6.3% |
| | Professional Services | 3.7% | 5.0% | 5.2% |
| | Management Services | 0.2% | 0.3% | 0.2% |
| | Administrative/Waste Services | 7.6% | 5.9% | 6.2% |
| | Educational Services | 22.3% | 23.3% | 22.6% |
| | Entertainment Services | 11.5% | 10.0% | 10.3% |
| | Other Professional Services | 5.5% | 6.2% | 5.7% |
| | Public Administration | 4.0% | 4.4% | 4.4% |
| | | | | |
| Vehicles per HH | No Vehicles | 4.7% | 3.5% | 4.6% |
| | 1 Vehicle | 52.4% | 41.6% | 38.0% |
| | 2 Vehicles | 31.2% | 37.3% | 38.6% |
| | 3 or more vehicles | 11.7% | 17.7% | 18.7% |
| | Average Number of Vehicles | 1.52 | 1.74 | 1.78 |
| Change | Births (last 12 months) | 203 | 758 | 3,191 |
| | Deaths (last 12 months) | 326 | 959 | 3,375 |
| | Migration (last 12 months) | 569 | 1,804 | 9,559 |
| Work place | Workplace Establishments | 1,048 | 2,608 | 11,289 |
| | Workplace Employees (FTE) | 10,625 | 23,585 | 100,936 |